

Single storey 3-bed property in an excellent location with an in-ground swimming pool and double garage, close to a market village with amenities.



INFORMATION

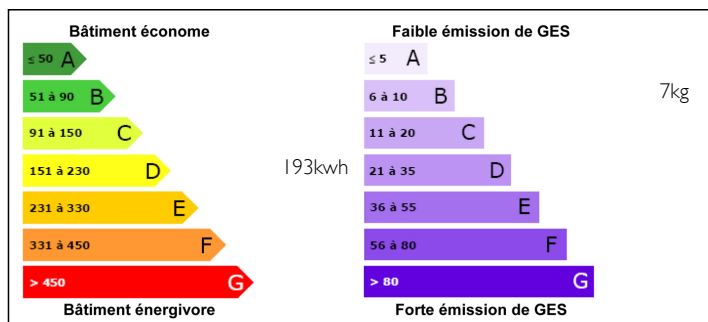
Town:	Salviac
Department:	Lot
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	5800 m2

IN BRIEF

This modern bungalow would make the perfect lock-up and go property. Presented in an excellent condition, the property has a large open-plan sitting room with dining area and fully equipped kitchen. The property has electric heating, a wood burner and is double glazed throughout. Outside, there is a 10x5m salt system pool with lovely terracing and a pool-side pagoda.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 654 EUR

Taxe habitation: 578 EUR

NOTES

DESCRIPTION

Attractive, single storey house in a beautiful secluded location close to villages of Salviac and Cazals; both holding weekly markets, and having a supermarket, shops, bars and restaurants. The town of Gourdon (a 10 minute drive) has a rich prehistoric past and offers many shops, supermarkets and restaurants and fast rail connections to Paris and Toulouse. The airports of Brive and Bergerac are 1hr and Toulouse 2hrs from the property. The property has a light and airy open-plan sitting room/kitchen/diner (30m²) three double bedrooms (all 12m²), bathroom (9m²) plus additional WC, and a fully equipped separate utility room (6m²) with lots of storage; it has a self-sufficient supply of fuel for the wood-burner. The house sits on a plot of more than one acre which includes a 10x5m in-ground pool (salt system) with a pagoda, terracing and lovely views. There is also a large double garage with water, power and light services. The closest airports are Brive and Bergerac which are 1 hour from the property. Toulouse airport is 2 hours from the property.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>